

Coastal Land Design, PLLC

P. O. Box 1172 Wilmington, NC 28402
Phone: 910.254.9333 Fax: 910.254.0502

September 16, 2009

Mr. Tony Duque
Brownfields Project Manager
NCDENR Division of Waste Management
1646 Mail Service Center
Raleigh, NC 27699-1646

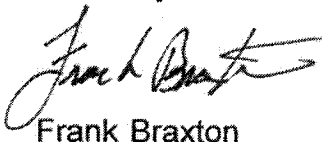
**Re: 2009 Annual Report
Cape Fear Soccerplex, LLC
Flemington Landfill Brownfields Project**

Dear Tony,

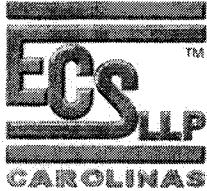
In accordance with the Brownfields Agreement between NCDENR and Cape Fear Soccerplex, LLC, I am submitting the required Annual Report for your review. The Report contains the Land Use Restriction Update, Methane and Groundwater Testing and Infiltration/Moisture Monitoring Repots.

If you have any questions or require additional information, please do not hesitate to contact this office.

Sincerely,



Frank Braxton

**ECS CAROLINAS, LLP***"Setting the Standard for Service"*

Geotechnical • Construction Materials • Environmental • Facilities

July 23, 2009

Mr. Frank Braxton
Coastal Land Design, LLC
313 Walnut Street, Suite 101
Wilmington, North Carolina 28401

Reference: Annual Groundwater and Methane Monitoring Report
Cape Fear Soccer Complex
211 Sutton Steam Plant Road
Wilmington, New Hanover County, North Carolina
ECS Carolinas, LLP Project No. 22-12830A1

Dear Mr. Braxton:

ECS Carolinas, LLP (ECS) is pleased to provide you with the results of our annual groundwater and methane monitoring for the referenced property. Our services were provided in general accordance with ECS Proposal No. 10702R dated October 25, 2007 and accepted December 1, 2007.

PROJECT INFORMATION

The Cape Fear Soccer Complex was redeveloped under a Brownfields Agreement between the site developer and the North Carolina Department of Environment and Natural Resources (NCDENR). Per this agreement, annual groundwater monitoring and methane monitoring is required. However, please note that ECS has not been provided with a copy of the existing Brownfields Agreement. The existing monitoring wells at the site had had either been destroyed during redevelopment activities or required relocation due to adjacent property operations. ECS re-installed seven groundwater monitoring wells and two methane monitoring wells at the site on February 21, 2007 with subsequent groundwater and methane gas sampling. Information pertaining to the well installations was included in the Annual Groundwater and Methane Monitoring Report dated March 19, 2007 and prepared by ECS.

METHANE MONITORING

On July 8-10, 2009, ECS mobilized to the site to record methane readings from the two methane monitoring wells. ECS placed a plastic bag over each methane monitoring well casing and sealed the bag to the PVC with duct tape. The sampling probe was used to puncture the plastic bag to obtain the readings. A Foxboro TVA 1000 (flame ionizing detector) with a charcoal filter was used to measure the methane readings. Initial readings were recorded. The readings were allowed to stabilize (approximately 15 to 20 minutes). The stabilized readings were also recorded. The following table lists the methane readings.

Monitoring Well	Date	Ambient Air	Peak	Stabilized Reading (after 15-20 minutes)
M-1	2/28/07	1.4 ppm	6,000 ppm	650 ppm
	7/2/08	1.8 ppm	8,200 ppm	2,600 ppm
	7/9/09	1.87 ppm	2,000 ppm	1,697 ppm
M-2	2/28/07	1.8 ppm	1,000 ppm	500 ppm
	7/2/08	0.6 ppm	10,000 ppm	2,800 ppm
	7/9/09	0.8 ppm	1,400 ppm	976 ppm

ppm = parts per million

The methane concentrations showed a decrease from the July 2008 sampling event.

GROUNDWATER MONITORING

On July 8-10, 2009, ECS mobilized to the site to collect groundwater samples from the existing groundwater monitoring wells. ECS purged each well (three well volumes) prior to sampling using a peristaltic pump. Field measurements of temperature, pH, turbidity and specific conductance were recorded after each well volume. After purging the wells, a groundwater sample was collected from each well using the peristaltic pump. The samples were placed in laboratory prepared containers using a new pair of disposable nitrile gloves. The sample containers were labeled with the project name, sample location and the date and time that the sample was collected. The sample containers were then placed in a cooler containing ice (4°C) and were delivered to SGS Environmental Services, Inc., a North Carolina certified laboratory located in Wilmington, North Carolina under chain-of-custody. The groundwater samples were analyzed for volatile organic compounds (VOCs) using EPA Method 8260, Priority Pollutant Metals by EPA Method 6010B, nitrate-nitrite, ammonia, chloride, chemical oxygen demand (COD) and total organic carbon (TOC).

The laboratory analytical results of the groundwater sampling have been summarized in the attached Table 1. Fifteen target constituents were identified in the groundwater samples. Of these, three constituents (benzene, nickel, and zinc) were identified in at least one well at concentrations exceeding the State 15A NCAC 2L groundwater standards. However, only one constituent (zinc) was identified in the site groundwater (GW-4) at ten times the 2L Standard.

The site showed a general increase in concentrations of VOCs in the July 2009 sampling event from the July 2008 sampling event. Concentrations of VOCs increased in wells GW-1, GW-2, W-1, and W-5. Concentrations of VOCs in wells GW-3, GW-4, and W-3 appeared similar between the July 2008 and July 2009 sampling events. Additionally, benzene concentrations detected in wells GW-1, GW-2, W-1, and W-5 were above the 15A NCAC 2L Standard.

The site showed a decrease in concentrations of metals. Arsenic, chromium, copper, lead, nickel, selenium, zinc, and mercury were detected in the groundwater samples collected in July 2008 but only copper, nickel, and zinc were the July 2009 sampling event. Additionally, concentrations of copper, nickel and zinc from the July 2009 samples showed a decrease in concentration compared to the July 2008 concentrations, with the exception of concentrations from GW-3. Concentrations of lead and zinc detected in well GW-3 were above their respective 15A NCAC 2L Standards.

Chemical oxygen demand ranged from non-detect to 64.5 mg/L in the analyzed samples. Total organic carbon ranged from 0.529 mg/L to 17.2 mg/L in the analyzed samples. The ammonia, chloride, and nitrate-nitrite concentrations appeared similar to the concentrations from the July 2008 sampling event. The pH readings from the groundwater samples were in general higher in the July 2009 sampling event than the July 2008 sampling event. Samples from each well sampled contained pH readings of less than 6.5 standard units. The turbidity readings from the groundwater samples were in general less in the July 2009 sampling event than the July 2008 sampling event.

CONCLUSIONS AND RECOMMENDATIONS

In July 2009, ECS performed methane gas monitoring from two monitoring wells and collected groundwater samples from seven monitoring wells. The results of the methane monitoring showed a decrease in methane gas concentrations since the July 2008 sampling event. The results of the groundwater sampling showed a general increase in concentrations of VOCs from the July 2008 sampling event to the July 2009 sampling event. The groundwater sampling also showed a decrease in the concentrations of metals compared to the concentrations from the July 2008 sampling event. This could be due to a decrease in suspended sediments in the groundwater samples. This conclusion is supported by the fact that the turbidity readings of the groundwater samples collected during the July 2009 sampling event were, in general, less than the turbidity readings from the July 2008 sampling event.

Based on the results of the annual monitoring event, ECS recommends continued monitoring with the site's Brownfields Agreement with the next annual monitoring event slated for July 2010. ECS recommends that a copy of this report be submitted to the NCDENR Brownfields Group for their review.

ECS is pleased to have the opportunity to offer our services. If you have any questions or comments concerning the contents of the enclosed documents or other related topics, please contact us at (910) 686-9114.

Respectfully submitted,

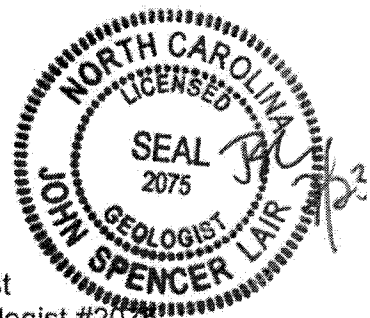
ECS CAROLINAS, LLP

Lee Ann Jones

Lee Ann Jones
Staff Environmental Scientist

John S. Lair

John S. Lair, P.G.
Principal Geologist
NC Licensed Geologist #2075



Enclosures: Figures
Table 1 – Summary of Groundwater Data
Laboratory Data Sheets

**TABLE 1 - SUMMARY OF GROUNDWATER DATA
CAPE FEAR SOCCER COMPLEX
211 SUTTON STEAM PLANT ROAD
WILMINGTON, NORTH CAROLINA
ECS PROJECT NO. 22-12830A1**

Well Location	Date	GW-1	GW-2	GW-3	GW-4	W-1	W-3	W-5	15A NCAC 2L Standard
Benzene (ug/L)	02-23-07	8.08	10.4	<1.00	2.26	<1.00	<1.00	11.0	1
	07-07-08	6.43	6.43	<1.00	2.43	<1.00	<1.00	9.79	
	07-09-09	7.09	7.32	<1.00	<1.00	2.53	<1.00	8.03	
Chlorobenzene (ug/L)	02-23-07	14.3	58.1	<1.00	49.6	<1.00	3.77	13.4	50
	07-07-08	13.1	24.1	<1.00	40.5	1.59	2.46	13.1	
	07-09-09	22.9	11.3	<1.00	<1.00	20.6	<1.00	36.8	
1,2-Dichlorobenzene (ug/L)	02-23-07	<1.00	2.72	<1.00	5.38	<1.00	<1.00	<1.00	NS
	07-07-08	<1.00	1.82	<1.00	4.06	<1.00	<1.00	<1.00	
	07-09-09	1.10	<1.00	<1.00	<1.00	2.01	<1.00	2.33	
1,4-Dichlorobenzene (ug/L)	02-23-07	2.37	5.76	<1.00	6.52	<1.00	<1.00	1.82	NS
	07-07-08	2.71	5.08	<1.00	7.23	<1.00	<1.00	2.36	
	07-09-09	3.60	1.72	<1.00	<1.00	4.72	<1.00	5.87	
Isopropylbenzene (ug/L)	02-23-07	1.48	<2.0	<1.00	<2.00	<1.00	<1.00	1.28	70
	07-07-08	1.52	1.71	<1.00	1.07	<1.00	<1.00	1.37	
	07-09-09	1.62	1.14	<1.00	<1.00	<1.00	<1.00	1.56	
4-Isopropyltoluene (ug/L)	02-23-07	3.81	<2.0	<1.00	<2.00	<1.00	<1.00	<1.00	NS
	07-07-08	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	
	07-09-09	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	<1.00	
Naphthalene (ug/L)	02-23-07	7.84	<2.0	<1.00	<2.00	<1.00	<1.00	23.1	21
	07-07-08	7.70	<1.00	<1.00	1.35	<1.00	<1.00	21.5	
	07-09-09	8.77	13.6	<1.00	<1.00	1.87	<1.00	<1.00	
n-Propylbenzene (ug/L)	02-23-07	<1.00	<2.0	<1.00	<2.00	<1.00	<1.00	<1.00	70
	07-07-08	<1.00	1.37	<1.00	<1.00	<1.00	<1.00	<1.00	
	07-09-09	1.37	<1.00	<1.00	<1.00	<1.00	<1.00	1.26	
Arsenic (mg/L)	02-23-07	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	0.05
	07-07-08	0.0139	<0.0100	0.0313	0.0627	0.0366	<0.0100	0.0234	
	07-09-09	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	
Chromium (mg/L)	02-23-07	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	0.05
	07-07-08	0.0446	0.0406	0.134	0.256	0.0963	0.0456	0.0916	
	07-09-09	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	
Copper (mg/L)	02-23-07	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	0.1
	07-07-08	0.105	0.045	0.0523	0.200	0.0610	0.0338	0.0840	
	07-09-09	<0.0100	<0.0100	0.0160	<0.0100	<0.0100	<0.0100	<0.0100	
Lead (mg/L)	02-23-07	0.0113	0.0193	0.147	0.045	0.0512	<0.0100	0.0106	0.015
	07-07-08	0.0771	0.0465	0.0707	0.187	0.0602	0.0346	0.113	
	07-09-09	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	<0.0100	
Nickel (mg/L)	02-23-07	<0.0100	<0.0100	0.0529	<0.0100	<0.0100	<0.0100	<0.0100	0.1
	07-07-08	0.146	0.0366	0.0698	0.156	0.263	0.0253	0.0477	
	07-09-09	<0.0100	<0.0100	0.113	<0.0100	<0.0100	<0.0100	<0.0100	
Selenium (mg/L)	02-23-07	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	0.05
	07-07-08	0.0332	0.0251	0.0231	0.0385	<0.0200	<0.0200	0.0319	
	07-09-09	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	<0.0200	
Zinc (mg/L)	02-23-07	0.0841	0.0447	5.16	0.0482	<0.0200	<0.0200	0.0219	1.05
	07-07-08	0.588	0.196	0.175	2.19	22.2	0.0680	0.422	
	07-09-09	<0.0200	<0.0200	11.4	<0.0200	<0.0200	<0.0200	<0.0200	
Mercury (mg/L)	02-23-07	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	0.00105
	07-07-08	0.000444	<0.000285	<0.000285	0.00204	0.000679	<0.000285	0.000892	
	07-09-09	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	<0.000285	
Ammonia (mg/L)	02-23-07	17.0	39.5	0.2	12.1	1.2	2.6	14.4	NS
	07-07-08	11.4	25.2	0.4	16.2	1.7	1.1	13.5	
	07-09-09	12.2	42.7	0.422	11.1	0.380	<0.25	11.0	
Chloride (mg/L)	02-23-07	16.2	10.9	4.5	5.5	4.5	3.8	5.7	250
	07-07-08	10.2	5.75	6.00	6.10	4.77	4.55	5.74	
	07-09-09	6.24	10.5	7.39	5.22	4.23	3.35	5.51	

Well Location	Date	GW-1	GW-2	GW-3	GW-4	W-1	W-3	W-5	15A NCAC 2L Standard
COD (mg/L)	02-23-07	74	107	12	60	10	11	44	NS
	07-07-08	332	132	354	765	172	107	702	
	07-09-09	52.1	64.5	13.7	57.6	<12.5	<12.5	39.1	
Nitrate/Nitrite (mg/L)	02-23-07	<0.02	<0.02	2.75	0.02	2.73	2.63	<0.02	NS*
	07-07-08	0.07	0.07	0.90	0.09	5.34	2.70	0.06	
	07-09-09	<0.1	<0.1	2.15	<0.1	5.36	2.99	<0.1	
TOC (mg/L)	02-23-07	35.1	26.6	5.0	9.4	4.0	6.5	32.9	NS
	07-07-08	29.8	19.0	37.7	80.8	11.0	5.39	40.6	
	07-09-09	14	17.2	4.23	13.1	1.55	0.529	9.69	
pH (su)	02-23-07	6.78	6.87	5.92	6.49	6.56	6.58	6.51	6.5-8.5
	07-07-08	5.95	6.28	4.78	5.85	4.78	4.79	7.05	
	07-09-09	6.09	6.28	6.20	5.89	5.00	6.05	5.80	
Temperature (°C)	02-23-07	18.2	21.0	17.8	18.4	17.9	17.9	20.0	NS
	07-07-08	21.5	23.3	23.4	23.3	23.8	23.6	28	
	07-09-09	22.2	22.9	25.1	26.4	33.0	23.2	30.7	
Conductivity (mS/cm)	02-23-07	0.948	1.05	0.235	0.657	0.340	0.308	0.648	NS
	07-07-08	0.71	0.77	0.31	0.53	0.12	0.01	0.56	
	07-09-09	0.54	0.96	error	error	0.10	0.07	0.49	
Turbidity (NTU)	02-23-07	131	134	143	114	162	120	122	NS
	07-07-08	3.14	358	49.7	error	2,242	1,115	27,000	
	07-09-09	3.20	5	8.3	19.0	3.55	1.70	21.0	

NS = No Standard

* Nitrate 2L Standard = 10.0 gm/L and Nitrite 2L Standard = 1.0 mg/L

error = instrument error

Created by: laj 07/20/09

Checked by: VC

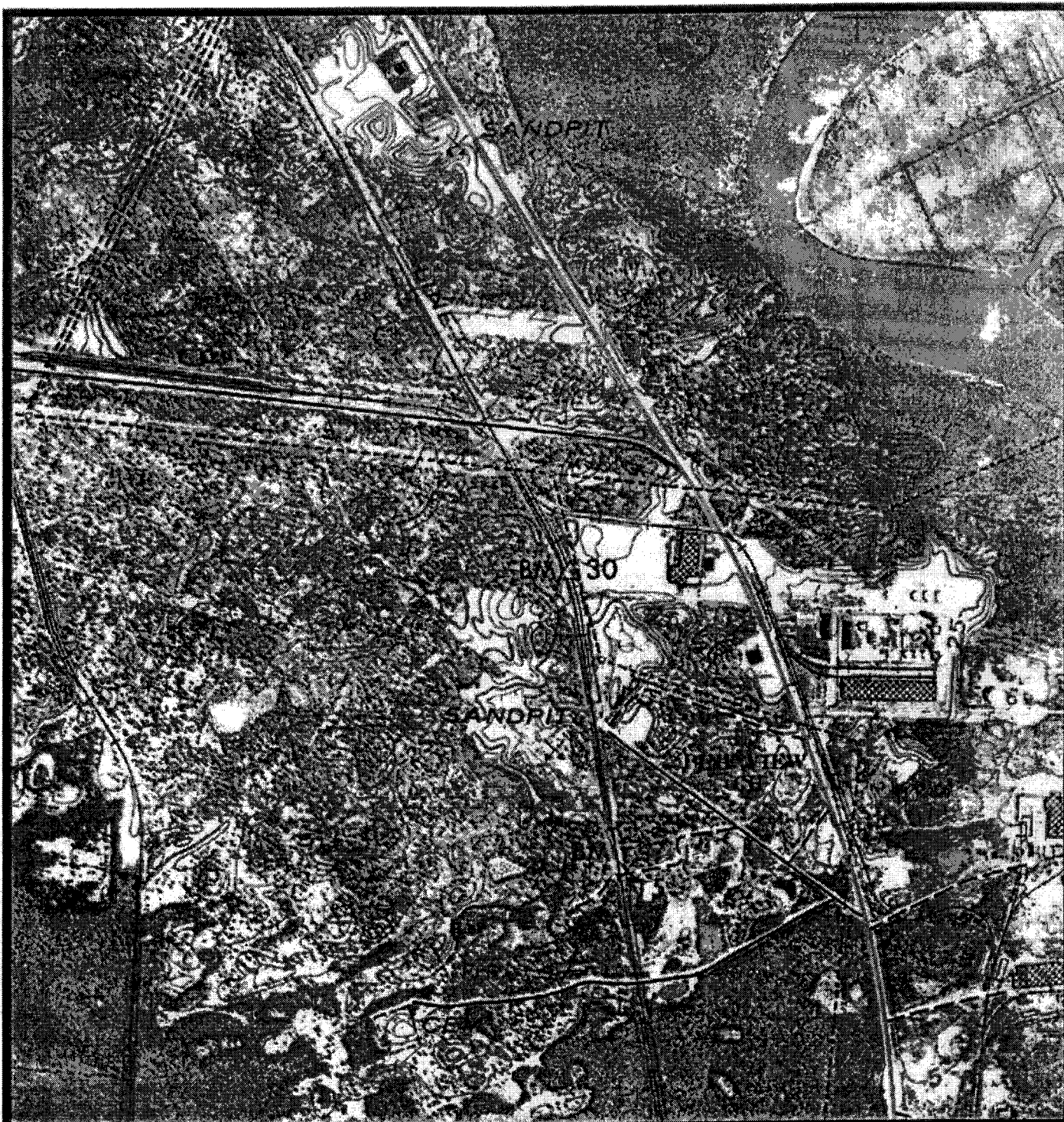


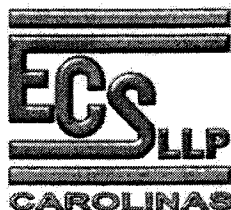
FIGURE 1: TOPOGRAPHIC MAP

Approximate Scale: Not to Scale

Source: USGS Castle Hayne North Carolina Quadrangle, dated 1970



Annual Groundwater and Methane
Monitoring Report
Cape Fear Soccer Complex
211 Sutton Steam Plant Road
Wilmington, North Carolina



ECS Project No. 22-12830A1
July 2009

Notes:

- Methane Monitoring well
- Groundwater Monitoring well
- Locations are approximate

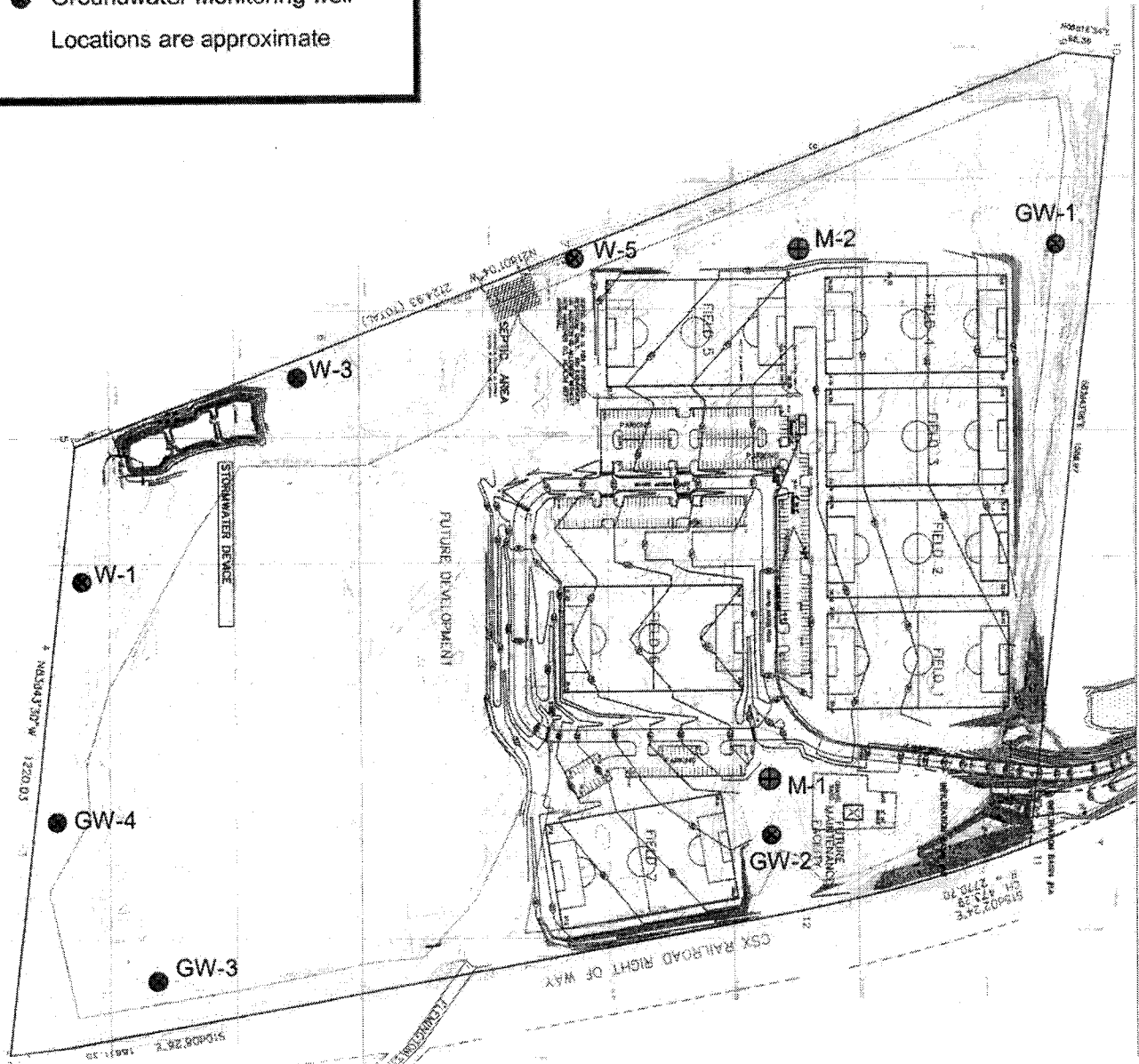
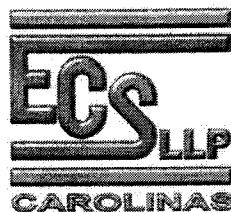


FIGURE 2: MONITORING WELL LOCATION MAP

Approximate Scale: Not to Scale

Source: Coastal Land Design Cape Fear Soccer Complex Monitoring Well Plan

Annual Groundwater and Methane
Monitoring Report
Cape Fear Soccer Complex
211 Sutton Steam Plant Road
Wilmington, North Carolina



ECS Project No. 22-12830A1
July 2009



Ms. Lee Ann Jones
ECS
7211 Ogden Business Park
Suite 201
Wilmington NC 28411
Report Number: G161-2834
Client Project: CF Soccer

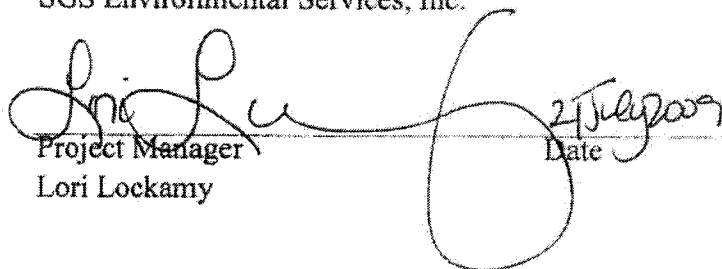
Dear Ms. Jones:

Enclosed are the results of the analytical services performed under the referenced project. The samples are certified to meet the requirements of the National Environmental Laboratory Accreditation Conference Standards. Copies of this report and supporting data will be retained in our files for a period of five years in the event they are required for future reference. Any samples submitted to our laboratory will be retained for a maximum of thirty (30) days from the date of this report unless other arrangements are requested.

If there are any questions about the report or the services performed during this project, please call SGS at (910) 350-1903. We will be happy to answer any questions or concerns which you may have.

Thank you for using SGS Environmental Services for your analytical services. We look forward to working with you again on any additional analytical needs which you may have.

Sincerely,
SGS Environmental Services, Inc.


Project Manager
Lori Lockamy
Date 2/15/2009

SGS North America, Inc.

List of Reporting Abbreviations
And Data Qualifiers

B = Compound also detected in batch blank

BQL = Below Quantification Limit (RL or MDL)

DF = Dilution Factor

Dup = Duplicate

D = Detected, but RPD is > 40% between results in dual column method.

E = Estimated concentration, exceeds calibration range.

J = Estimated concentration, below calibration range and above MDL

LCS(D) = Laboratory Control Spike (Duplicate)

MDL = Method Detection Limit

MS(D) = Matrix Spike (Duplicate)

PQL = Practical Quantitation Limit

RL/CL = Reporting Limit / Control Limit

RPD = Relative Percent Difference

UJ = Target analytes with recoveries that are $10\% < \%R < LCL$; # of MEs are allowable and compounds are not detected in the sample.

mg/kg = milligram per kilogram, ppm, parts per million

ug/kg = micrograms per kilogram, ppb, parts per billion

mg/L = milligram per liter, ppm, parts per million

ug/L = micrograms per liter, ppb, parts per billion

% Rec = Percent Recovery

% solids = Percent Solids

Special Notes:

- 1) Metals and mercury samples are digested with a hot block; see the standard operating procedure document for details.
- 2) Uncertainty for all reported data is less than or equal to 30 percent.